MINUTES OF MEETING
OF THE
METROPOLITAN BUILDING COMMITTEE
Held in the Stanley Room
Wednesday, April 24th, 1963
12:30 p.m.

ATTENDANCE: I. R. Tait, presiding. Messrs: R. A. Dickinson, R. E. Heartz, F. G. Hubbard, A. E. Sargent, G. Shaw, E. Smith, H. Umphrey, C. M. McCully.

GRACE: F. G. Hubbard said grace.

MINUTES: The minutes of the meeting of March 28th having been circulated by mail were taken as read and approved on motion by H. Umphrey and seconded by E. Smith.

CRITICAL PATH SCHEDULING: A. E. Sargent reported that the architects are proceeding with the development of a critical path schedule with respect to their work. The architectural segment is just about complete and it is expected that the mechanical details will be available in the immediate future. The scheme has three general areas:

1. A broad inclusive plan.
2. Detailed drawings.
3. The finishing schedule.

In the discussion, the necessity of establishing mile posts was emphasized and a procedure to have weekly examinations needs to be established.

ARCHITECTS FEES: Further to the action at the March meeting and subsequent conversations between Mr. I. R. Tait and Mr. J. K. Ross the architect, the formal acceptance of the fee structure was confirmed by the architects as follows:

"We would be pleased to accept Mr. Tait's suggestion that the fee under Note #1 of the contract, for air conditioning and special laboratory services, now be incorporated in the general fee on the following basis:-

Basic Fee to be 5.3% of the cost of construction up to a cost of $15,000,000.00.

Basic Fee to be 5.0% of the cost of construction that is in excess of $15,000,000.00."

YALE ENTERPRISES: Further reference was made to the conversations with the representatives of Yale Enterprises Ltd. by Messrs. Tait, Sargent and McCully and to the fact that the question of whether or not to use the services of this organization still awaits decision. Again it was pointed out that many of the advantages which this company had to offer were already being realized through the lay workers on the Building Committee and the relationship of A. E. Sargent to the undertaking. It was also felt that because of the proposed methods of handling sub-contracts to effect savings, that the owners could appear in an unsatisfactory role particularly in view of the dependancy of the YMCA on the good-will of the public for financial support. It was agreed, therefore, that an official communication should go forward to the Yale Enterprises Ltd. declining their offer of service, inasmuch as many if not all of the advantages in their proposed method of handling the General and sub-contracts were

already being realized through existing procedures.

ARCHITECTS PROPOSAL RE AWARDING CONTRACTS: A suggestion of the architects regarding a possible method of awarding the contract for the SGWU building was discussed at length. The details of the proposal are filed with these minutes and will not be circulated with the next notice of meeting inasmuch as copies have already been placed in the hands of Committee members.

There was lack of unanimity with respect to the acceptance and/or non-acceptance of the plan, It was decided, therefore, to defer action until the next meeting, on a motion by R. E. Heartz, seconded by E. Smith. At that time a preliminary list of prospective contractors is to be available for review since such information has direct relevance to the proposal.

ADJOURNMENT: The meeting adjourned at 2 p.m., on a motion by R. E. Heartz.

SECRETARY

CHAIRMAN